

Mecklenburg County Common Code Defects

Residential Building

Code Defects

- Missing foundation anchors.
- Improper anchors.
- Improper installation

Code Description

Section R403.1.6

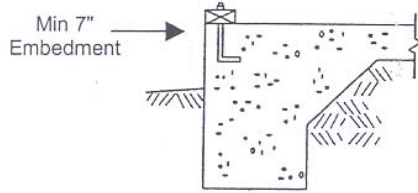
“The wood sole plate at exterior walls on monolithic slabs and wood sill plate shall be anchored to the foundation with anchor bolts spaced a maximum of 6 feet on center. Anchor bolts shall also be located within 12 inches from the ends of each plate section. Bolts shall be at least ½ inch in diameter and shall extend a minimum of 7 inches into masonry or concrete. A nut and washer shall be tightened on each bolt to the plate. Interior bearing wall sole plates on monolithic slab foundations shall be positively anchored with approved fasteners. Metal wall strap anchors are allowed, but for installation requirements, the manufacturer recommendations shall be followed”.

Possible Options:

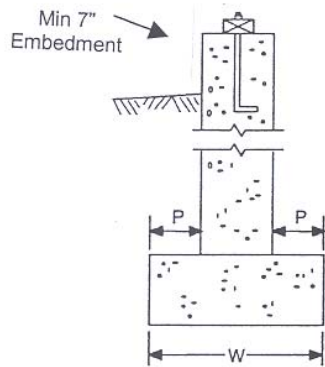
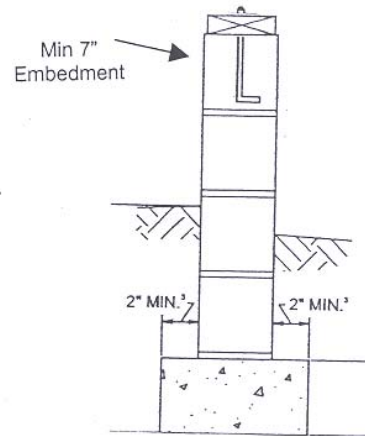
Floors must be anchored and connected to restrain the top of the wall; the bottom must be restrained at the footing by concrete floor slab, keyed footing or mechanical anchorage (reinforcing steel). See attached illustrations for approved methods.

Disclaimer: There may be other ways to comply with the Code. If so, you are not required to use this method to comply with the Code. You may want to investigate other options, or consult with a design professional identifying an equally code compliant solution.

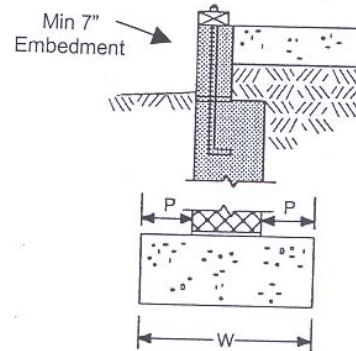
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MONOLITHIC SLAB



BASEMENT OR CRAWL SPACE
WITH CONCRETE WALL AND
SPREAD FOOTING



GROUND SUPPORT SLAB
WITH MASONRY WALL
AND SPREAD FOOTING

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End Notes

North Carolina State Building Code

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